PROJECT NAME: PRODUCTION ROW MAP/PARCEL: 059-00-0-065.00 SITE ADDRESS: 4808 BUENA VISTA PIKE

COUNCIL DISTRICT: COUNCIL MEMBER: JENNIFER GAMBLE

OWNER: BALTZ, MARY L.& HALPIN, CECILIA C. ETAL

4800 BUENA VISTA PK, NASHVILLE, TN 37218

FEMA FIRM COMM. 47037C0227H EFF. 04/05/2017 FEMA ZONE:

EXISTING USE: RESIDENTIAL

EXISTING ZONING: LIGHT INDUSTRIAL, WAREHOUSING, AND FLEX OFFICE

PROPOSED ZONING: FALLBACK ZONING:

FINAL SP PLANNING CASE NO. 2023SP-026-001

METRO NASHVILLE SWGR: TBD METRO NASHVILLE WATER: TBD METRO NASHVILLE SEWER: TBD METRO NASHVILLE SITE UTILITY: TBD

TDEC NOC: TBD

**DWELLING UNITS:** LOTS:

WHITES CREEK PIKE: ARTERIAL BOULEVARD (T3-M-AB4): 6FT BIKEWAY, 6FT GRASS STRIP, 8' SIDEWALK

95' ON UP TO 50,000 SF 70' ON REMAINING BUILDINGS

BUILDING 1 MAX: 75,000 SF **BUILDING 2 MAX:** 

**BUILDING 3 MAX:** 239,400 SF TOTAL MAX:

1 SPACE PER 300 SF WAREHOUSE/LIGHT INDUSTRIAL: 1 SPACE PER 2,500 SF

PARKING PROVIDED: 610 SPACES (28 ADA)

 A MAXIMUM OF TWO ROWS (ONE DRIVE AISLE) OF SURFACE PARKING IS PERMITTED ON THE STREET SIDE OF ANY BUILDING THAT FRONTS WHITES CREEK PIKE

ALL EXTERNAL LIGHTING WILL BE DARK SKY COMPLIANT FIXTURES

THOMAS & HUTTON 615 MAIN STREET, SUITE 124 NASHVILLE, TN 37206

CONTACT: TRAVIS TODD, PE

(615) 349-4967 TODD.T@TANDH.COM

## ARCHITECTURAL STANDARD COMPLIANCE:

WAREHOUSE AND LIGHT INDUSTRIAL FLEX BUILDINGS GENERALLY TO BE ONE-STORY SHELL DEVELOPMENTS WITH OPEN FLOOR PLAN TO ALLOW FOR MAXIMUM FLEXIBILITY AND IS CONDUCIVE TO MULTIPLE TENANT OCCUPANCIES. 28' TO 36' CLEAR HEIGHTS ARE GENERALLY ANTICIPATED (WITH THE EXCEPTION OF THE SPECIALIZED HIGHER CLIENT-SPECIFIC 95' BUILDING) TO IMPROVE EFFICIENCY, MINIMIZE BUILDING FOOTPRINT SIZE AND RESPOND TO MARKET DEMAND. BUILDINGS TO BE TYPICALLY ARRANGED TO HAVE FRONT OFFICE TENANTS WITH A REAR LOADING AREA FOR TRUCKING/DELIVERIES. PROPER BUILDING SITING TO BE CONSIDERED FOR VEHICULAR TRAFFIC AND CIRCULATION AS WELL AS APPROPRIATELY SCREENING AND BUFFERS TO COMPLY WITH ZONING REQUIREMENTS.

- BUILDING DESIGN: BUILDINGS, AS DESIGNED, ARE A DEPARTURE FROM THE STANDARD PROTOTYPICAL SPECULATIVE WAREHOUSE, WHEREBY EACH FACADE IS ASYMMETRICAL (NO BOOKEND CORNERS), WHICH CREATES VISUAL ENERGY AND DIVERSE DESIGN.
- BUILDING CONSTRUCTION: EXTERIOR WALLS TO BE EITHER PRECAST OR SITE-CAST POURED-IN-PLACE CONCRETE WALL PANELS WITH CONVENTIONAL STEEL STRUCTURE AND MEMBRANE ROOF. BUILDINGS GREATER THAN 50' IN HEIGHT TO BE CONSTRUCTED OF BLEND OF PRE-FINISHED DECORATIVE INSULATED METAL PANEL WITH ARTICULATION TO LIMIT UNINTERRUPTED FACADE.
- FACADE ARTICULATION: FACADE TREATMENT TO INCLUDE DECORATIVE REVEALS, VARIED HEIGHTS OF PANELS, PANEL LAPS, ACCENT COLORS AND ARCHITECTURAL "BLOCKING" TO AVOID UNINTERRUPTED FACADES AND MANAGE SCALE, PROPORTION AND RHYTHM.
- a. MAX 50' UNINTERRUPTED FACADE HORIZONTALLY AND VERTICALLY UTILIZING COLOR, REVEAL
- PATTERNS, DECORATIVE METAL FINS, VARIED PANEL HEIGHTS OR TILT-UP PANEL LAPS. b. ARCHITECTURAL METAL PANEL (AMP) TO BE INCORPORATED TO ADD VISUAL INTEREST AND
- ENHANCE ENTRANCE FEATURES. c. PRE-FINISHED INSULATED METAL PANELS (IMP) AT BUILDING GREATER THAN 50' IN HEIGHT, WITH EITHER PRECAST OR SITE-CAST CONCRETE BASE. PANELS TO HAVE ARTICULATION AT MAXIMUM 25'
- VERTICALLY WITH REVEAL OR FIN TO BREAK UP OVERALL HEIGHT. d. DECORATIVE METAL CANOPY CAN BE USED AT ENTRANCES TO CREATE SHADOW LINES, ADD
- SCALE AND PROTECTION FROM ELEMENTS.
- e. PRE-FINISHED METAL "FIN" CAN BE USED TO OUTLINE MAIN CORNER, ADDING SHADOW LINE AND MATERIAL DIFFERENTIAL
- FORMLINERS, ENHANCED REVEAL PATTERNS AND INTEGRAL WOOD-LOOK TILE ALONG BASE OF BUILDING CAN BE USED TO PROVIDE TEXTURE AND OCCUPANT ENGAGEMENT.
- COLORS: A MINIMUM OF 2 COLORS, COMPLIMENTARY IN HUE AND GENERALLY COOL OR EARTH TONES. BRIGHT COLORS TO BE LIMITED TO ACCENTS ONLY. PAINT TO HAVE MEDIUM TEXTURE (SIMILAR TO STUCCO FINISH) TO ADD VISUAL INTEREST, TEXTURE AND SOFTEN CONCRETE SURFACES.
- GLAZING: GLAZING TO BE PROVIDED AT OFFICE AREAS ALONG THE BOTTOM 14' OF BUILDING TO MEET MINIMUM 20% OF FACADE WHERE FACING WHITES CREEK ROAD.
- ORIENTATION: BUILDINGS THAT FRONT WHITES CREEK PIKE SHALL ORIENT THE ARCHITECTURE OF THE BUILDING OWARDS, AND SHALL PROVIDE PEDESTRIAN ENTRANCES ORIENTED TOWARDS WHITE CREEK PIKE. THESE PEDESTRIAN ENTRANCES SHALL PROVIDE PEDESTRIAN CONNECTIONS TO THE INTERNAL SIDEWALK NETWORK THAT EVENTUALLY CONNECTS TO WHITES CREEK PIKE.
- ROOF-TOP SCREENING: ROOF-TOP EQUIPMENT SCREENING IS PROVIDED AT FUTURE OFFICE AREAS WITH PARAPET WALLS (AT PRIMARY OFFICE CORNERS). WAREHOUSE ROOF-TOP EQUIPMENT WILL BE SCREENED WITH BUILDING PARAPET OR BY USING PREFABRICATED SCREENING SYSTEM (ENVISOR SCREENING SYSTEMS AS BASIS OF DESIGN) TO PROVIDE FLEXIBILITY WITH THE UNCERTAINTY OF FUTURE TENANT'S ROOF-TOP

# SPECIFIC PLAN PRODUCTION ROW PLANNING CASE NO. 2023SP-026-001 NASHVILLE, TN

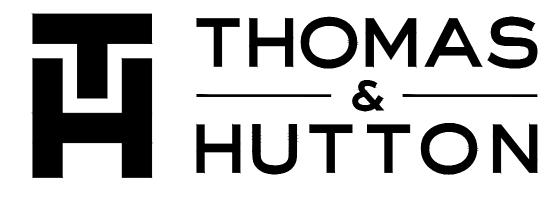
PREPARED FOR: AL. NEYER 222 DEMONBREUN STREET, SUITE 1200 NASHVILLE, TN 37203

TM# 059-00-0-065.00

JANUARY 25, 2022 REVISED: APRIL 20, 2023

J-30787.0000

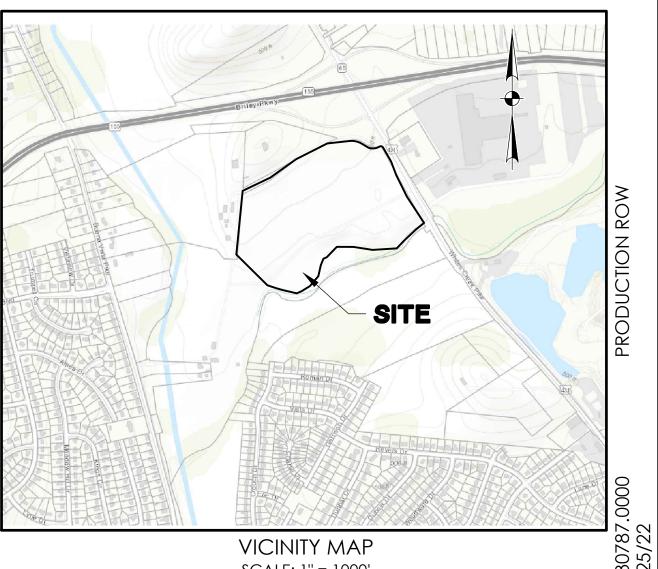
PREPARED BY:



- THE PURPOSE OF THIS SP IS TO PERMIT THE CONSTRUCTION OF UP TO 609,700 SQUARE FEET OF WAREHOUSE, LIGHT INDUSTRIAL, AND FLEX OFFICE BUILDINGS.
- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF THE FINAL
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER SP NO. BL2020-445.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP). ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/ 840 AND APPROVED BY THE
- METROPOLITAN DEPARTMENT OF WATER SERVICES. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE AMERICANS WITH DISABILITIES ACT.
- FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE REGULATIONS AT THE TIME OF FINAL APPLICATION. APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN JANUARY OF 2024 AND WILL TAKE
- APPROXIMATELY 16 MONTHS TO BE COMPLETED. • THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

### FEMA NOTE

THIS PARCEL DESCRIBED HEREON LIES WITHIN ZONES AND X, AE IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0227H ", DATED: APRIL 5th, 2017.



SCALE: 1" = 1000'

Sheet List Table			
SHEET NUMBER	SHEET TITLE		
C0.0	SP COVER SHEET		
C1.1	OVERALL SITE PLAN		
C1.2	EXISTING CONDITIONS PLAN		
C1.3	LAYOUT PLAN		
C1.4	GRADING AND DRAINAGE PLAN		
C1.5	UTILITY PLAN		
L1.1	LANDSCAPE PLAN		
L2.1	GENERAL PLANTING NOTES		
ARCHITECTURAL IMAGERY			



REVISION HISTORY				
REV. NO.	REVISION	BY	DATE	

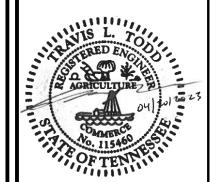
SUBMITTAL HISTORY	
SUBMITTED TO	DATE





615 Main Street • Suite 124 Nashville, TN 37206 p.615.349.4990 www.thomasandhutton.com





DATI	ВУ	REVISIONS

615 Main Street • Suite 124
Nashville, TN 37206 • 615.349.4990

PRODUCTION ROW

OVERALL SITE PLAN

JOB NO: J-30787.0000

DATE: I/25/22

DRAWN: CAA

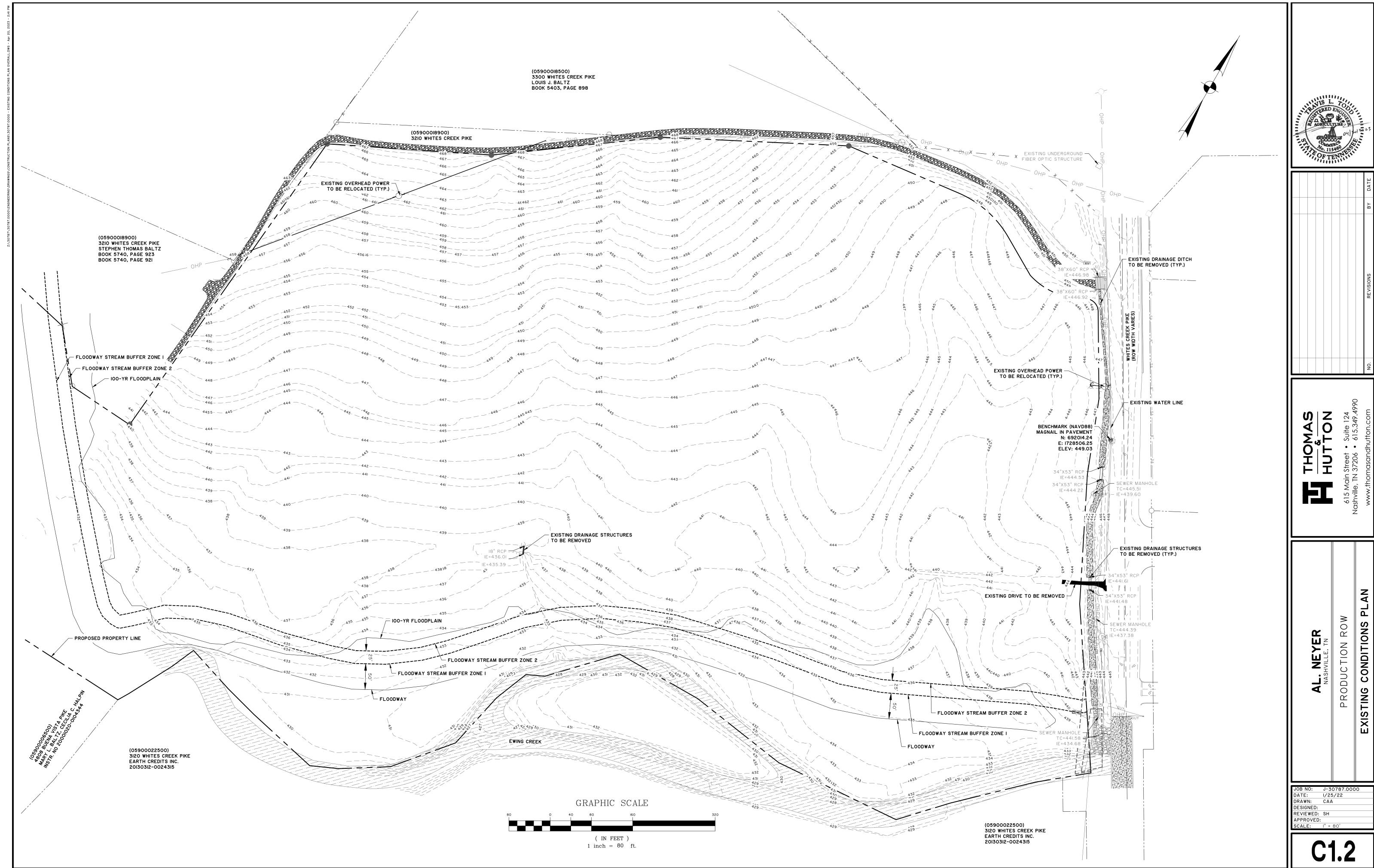
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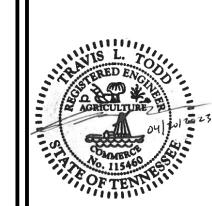
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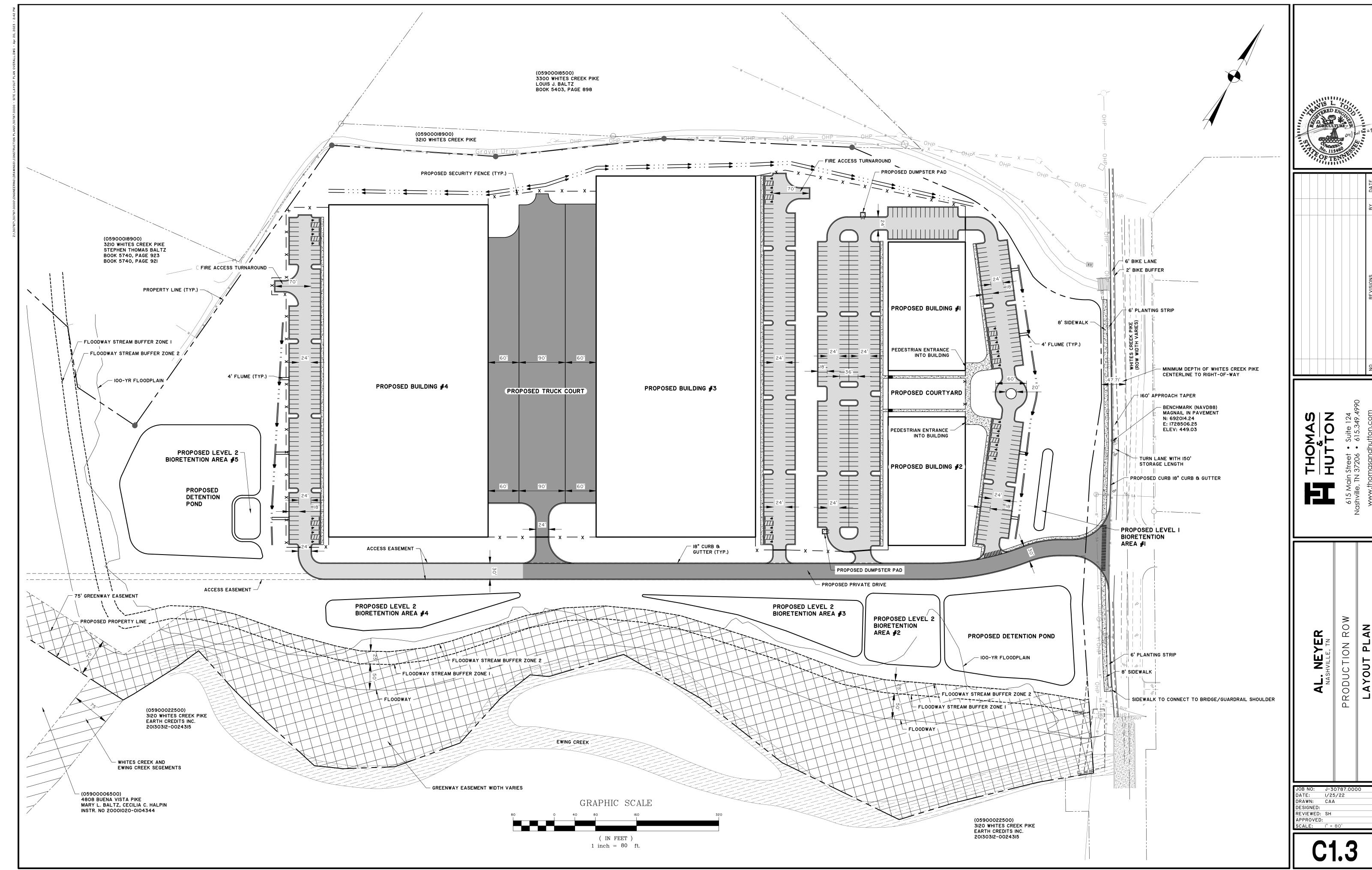
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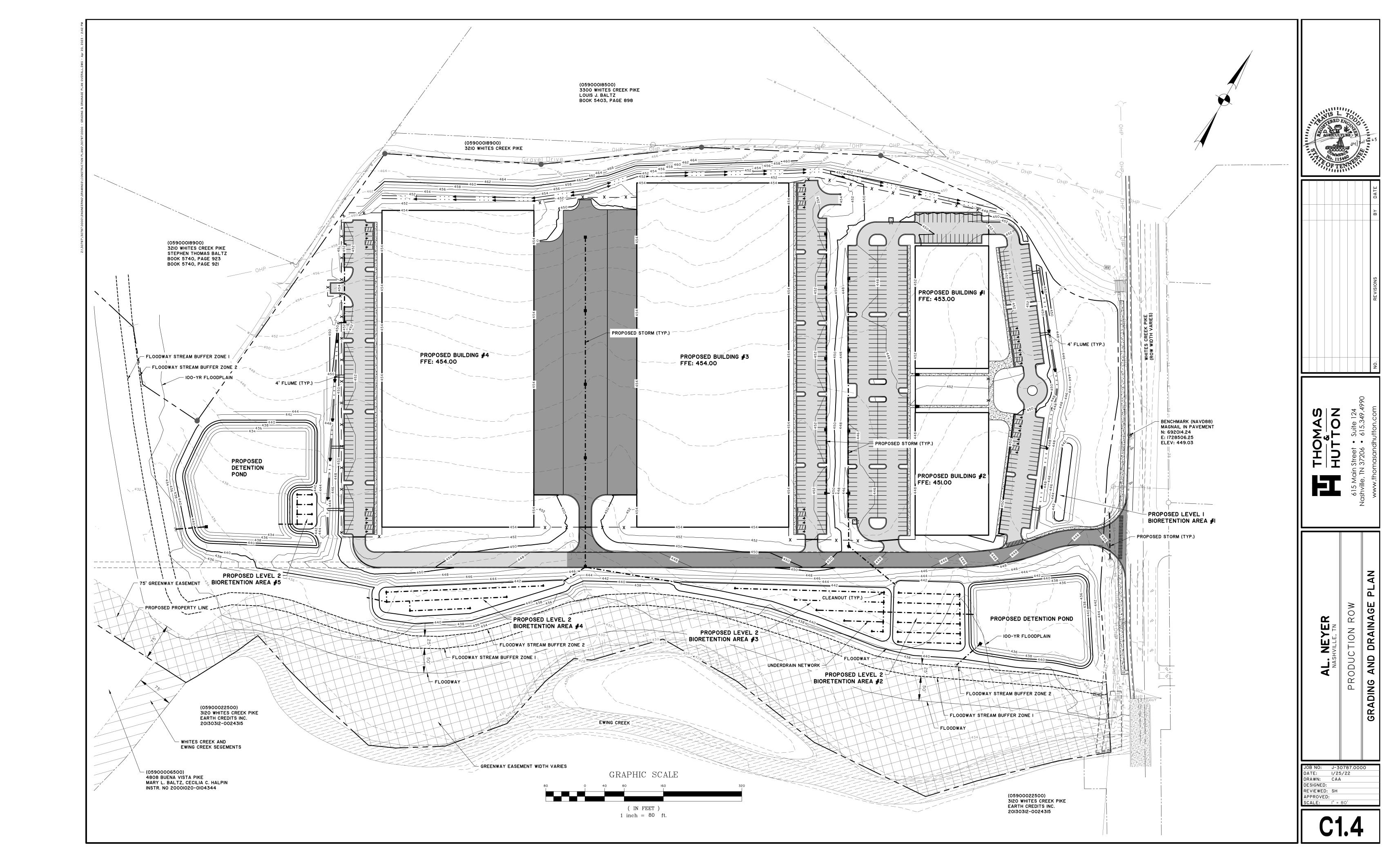
SCALE: I" = 150'

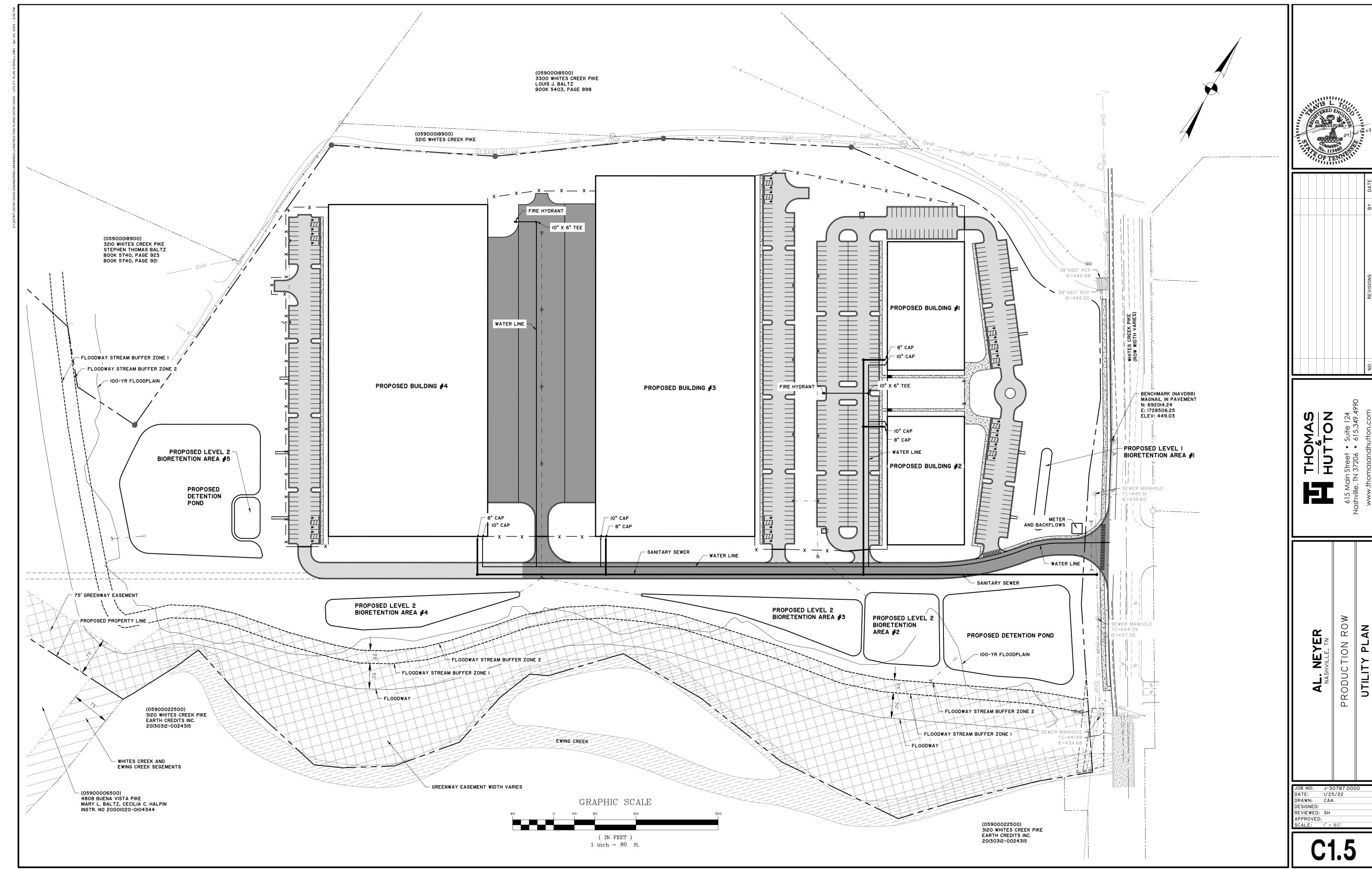
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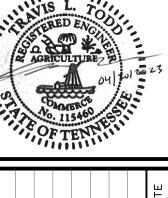


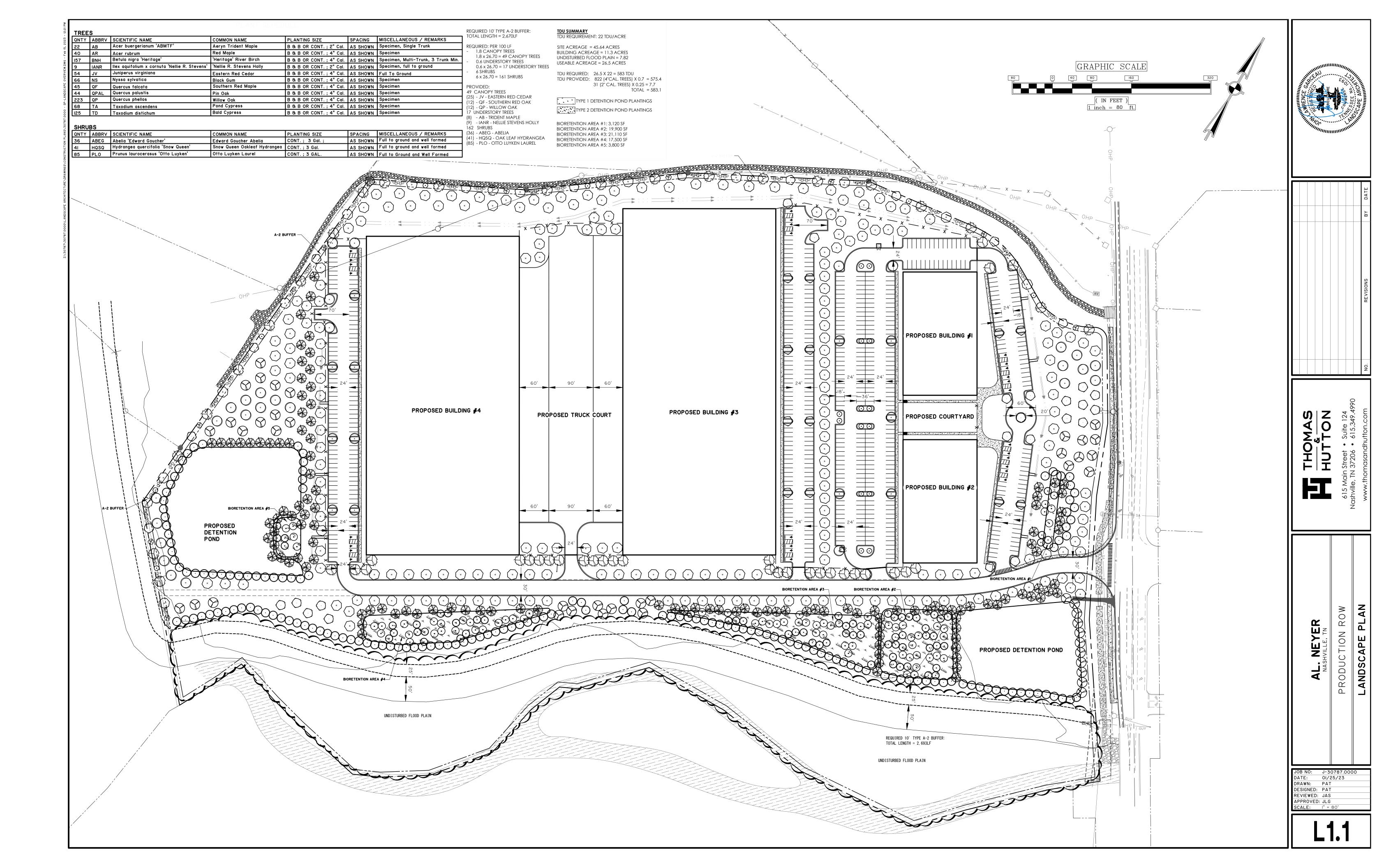


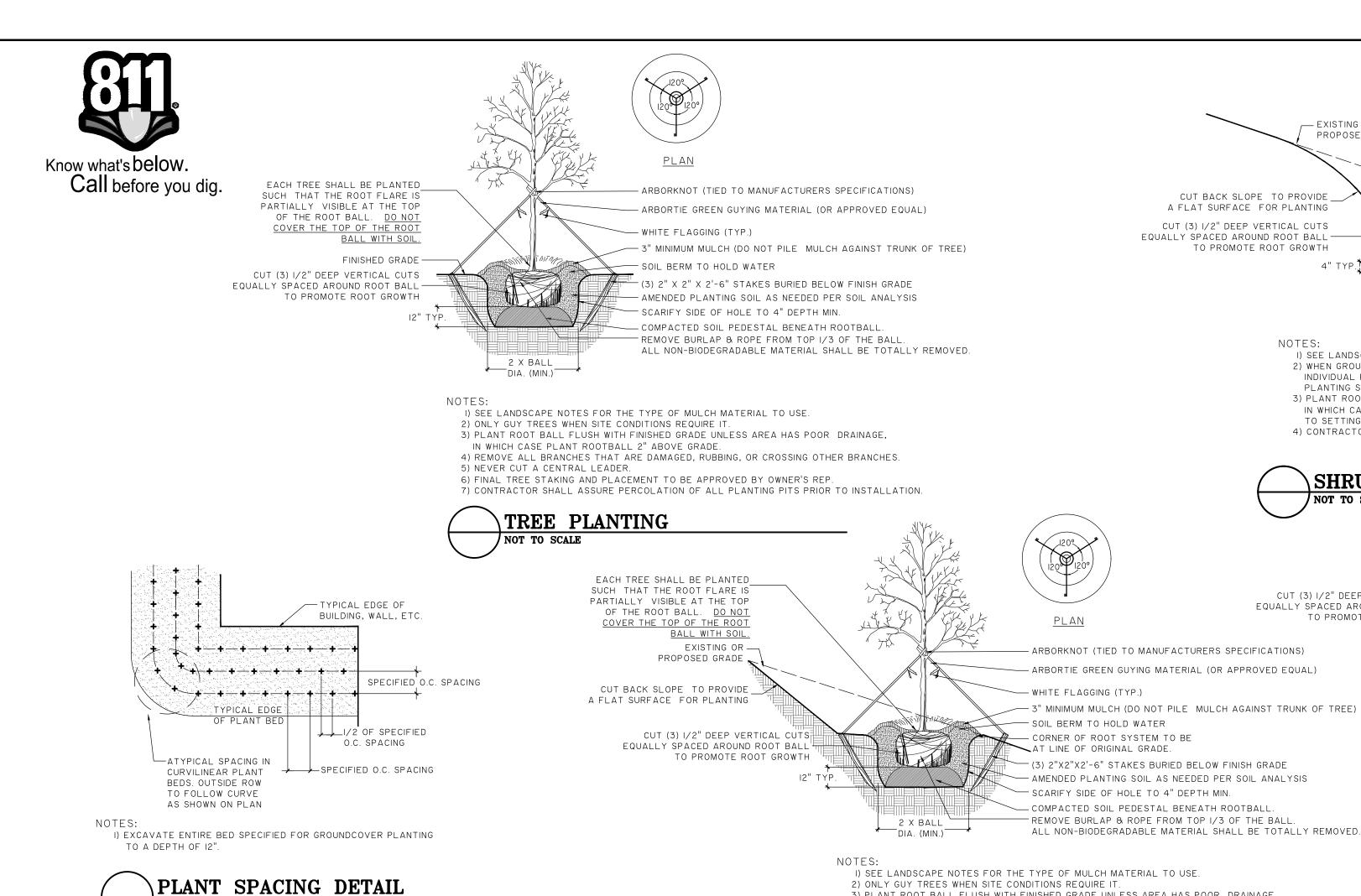












## 6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP. 7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. TREE PLANTING ON A SLOPE

3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE,

4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.

IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE

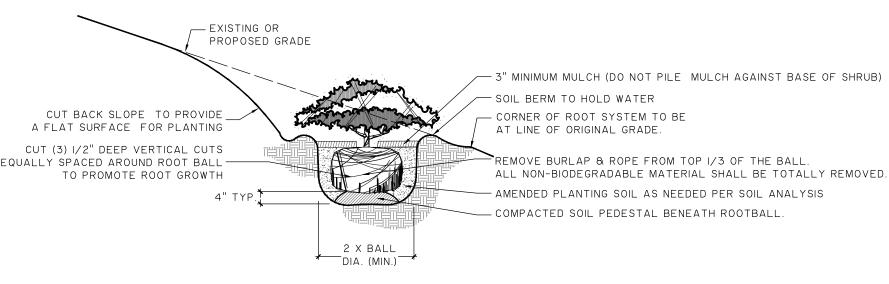
5) NEVER CUT A CENTRAL LEADER.

- REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED 17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.)
- 2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- 3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
- 4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
- 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
- 6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
- 7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
- 9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
- IO. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
- II. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.

NOT TO SCALE

GENERAL PLANTING / IRRIGATION NOTES:

- 12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
- 13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
- 14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.

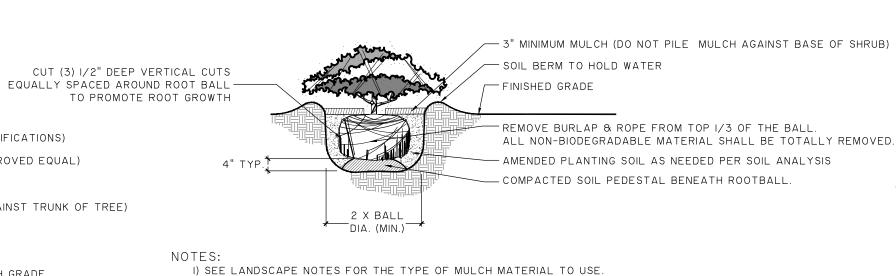


I) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE. 2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON

INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR

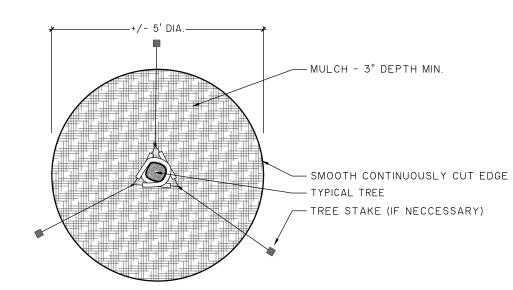
TO SETTING ROOTBALL ELEVATIONS. 4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

## SHRUB PLANTING ON A SLOPE



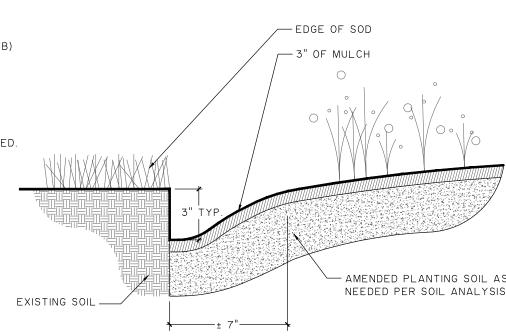
- 2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE
- PLANTING SOIL AND PLANT MATERIAL. 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR
- TO SETTING ROOTBALL ELEVATIONS 4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.





I) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE. 2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREA.



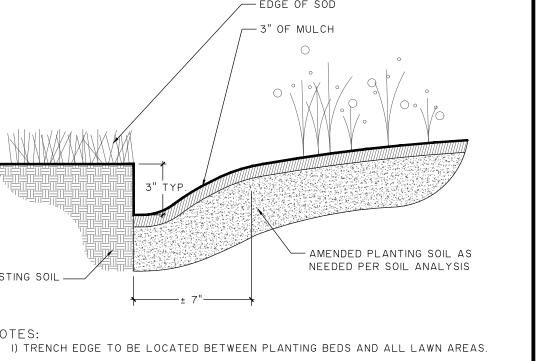


SOD TO PLANT BED EDGE

15. DO NOT WRAP TREES.

- 16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
- 18. ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF PINE STRAW MULCH.
- 19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
- 20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
- 21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
- 22. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
- 23. WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
- 24. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE NASHVILLE, TN APPLICABLE ORDINANCES.
- 25. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
- 26. FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL
- 27. AS AN ADD ALTERNATE BID, THE CONTRACTOR SHALL PROVIDE "SOIL MOIST TRANSPLANT" (OR ACCEPTED EQUIVALENT) AT THE APPLICATION RATES SHOWN BELOW FOR

ALL NEWLY INSTALLED PLANTINGS.	
Container Size/Amount	Caliper Size/Amount
1 Gallon/.75 oz.	1"/3.0 oz.
2 Gallon/1.5 oz.	2"/6.0 oz.
3 Gallon/1.5 oz.	3" /9.0 oz.
5 Gallon/2.0 oz.	4" /12.0 oz.
7 Gallon/3.0 oz.	5" /15.0 oz
10 Gallon/3.0 oz.	6" /18.0 oz
15 Gallon/5.0 oz.	7"/21.0 oz
20 Gallon/7.0 oz.	8"/24.0 oz
<u>Plant Height/Amount</u>	Box Size/Amount
2'/1.5 oz.	16"/5.0 oz.
3'/2.0 oz.	20"/6.0 oz.
4'/3.0 oz.	24"/9.0 oz.
5'/4.0 oz.	30"/12.0 oz.
6'/5.0 oz.	36"/18.0 oz
7'/6.0 oz.	42"/27.0 oz
	60"/30.0 oz.



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DATE: 01/25/23 DRAWN: PAT DESIGNED: PAT REVIEWED: JAS APPROVED: JLG

SCALE: #######















































